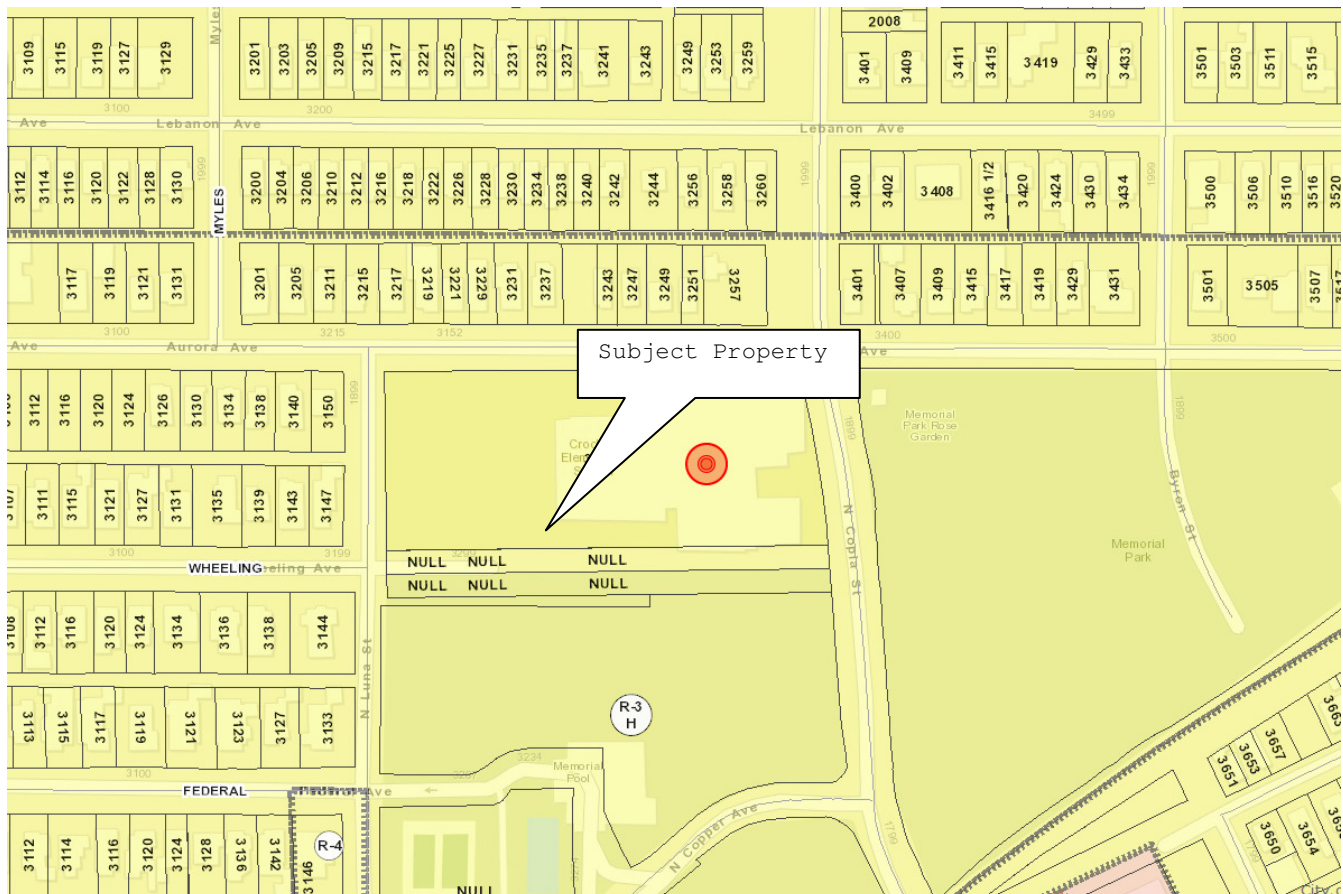




**PHAP14-00013**

**Date:** July 7, 2014  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** El Paso Independent School District  
**Representative:** New Republic Architecture  
**Legal Description:** Being 12 Manhattan Heights All of Block (7500 Sq. Ft.), City of El Paso, El Paso County, Texas  
**Historic District:** Manhattan Heights  
**Location:** 3200 Wheeling Avenue  
**Representative District:** #2  
**Existing Zoning:** R-3/H (Residential/Historic)  
**Year Built:** 1920  
**Historic Status:** Landmark  
**Request:** Certificate of Appropriateness for demolition and reconstruction of an existing exterior ramp and construction of a new ramp in the courtyard  
**Application Filed:** 6/2/2014  
**45 Day Expiration:** 7/17/2014

**ITEM #1**



**GENERAL INFORMATION:**

The applicant seeks approval for:

Certificate of Appropriateness for demolition and reconstruction of an existing exterior ramp and construction of a new ramp in the courtyard

**STAFF RECOMMENDATION:**

The Historic Preservation Office recommends APPROVAL WITH MODIFICATIONS of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

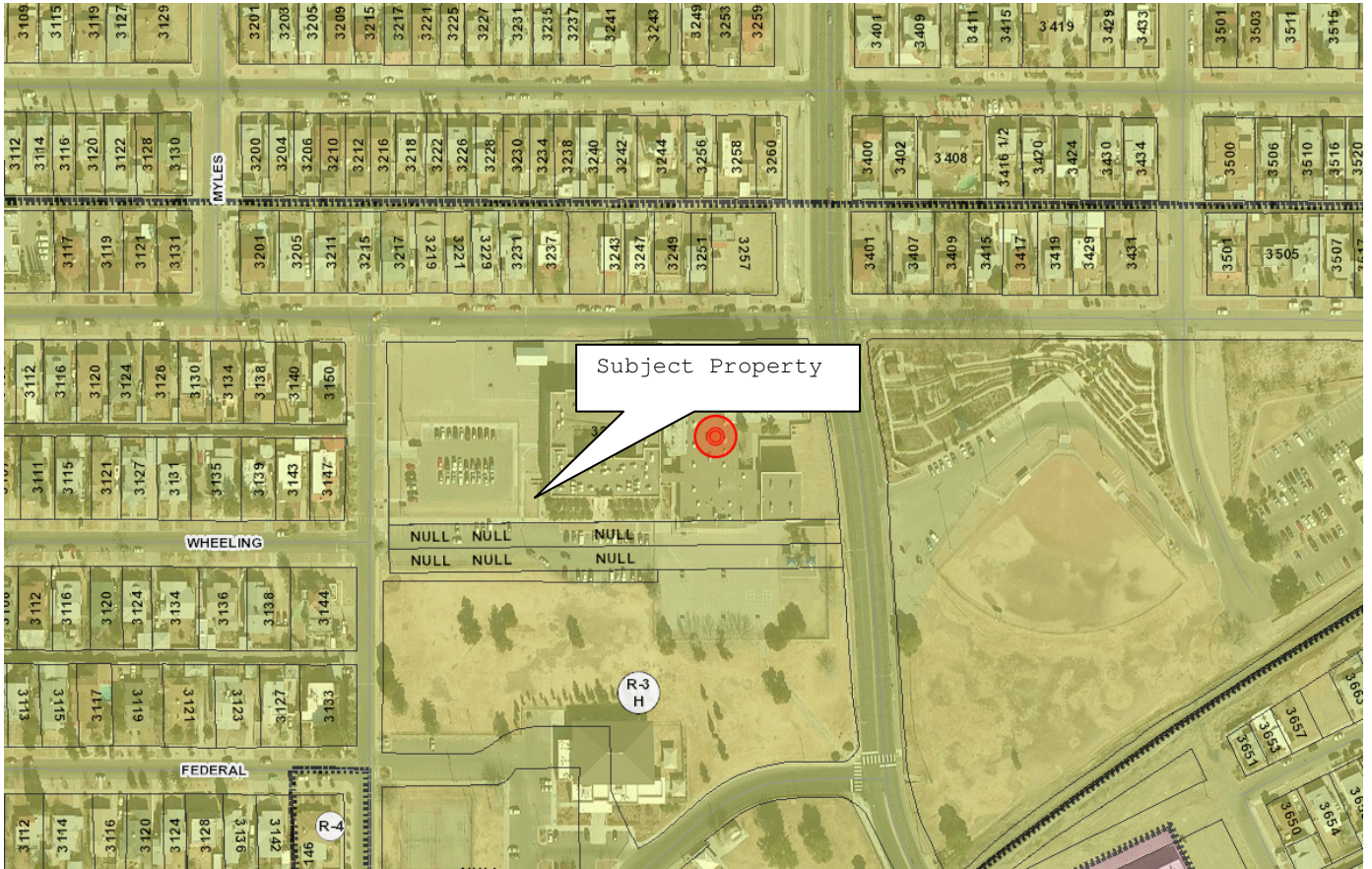
- Introduce fire exits, stairs, landings, and ramps on rear or inconspicuous side locations.
- Construct fire exits, stairs, landings and ramps in such a manner that they do not damage historic materials and features. Construct them so that they can be removed in the future with minimal damage to the historic structure.
- Design and construct new fire exits, stairs, and landings to be compatible with the scale, materials, details, and finish of the historic structure.
- Features added to assist persons with disabilities should be designed and constructed so that the original design of the entrance or porch is not diminished and historic materials or features are not damaged.

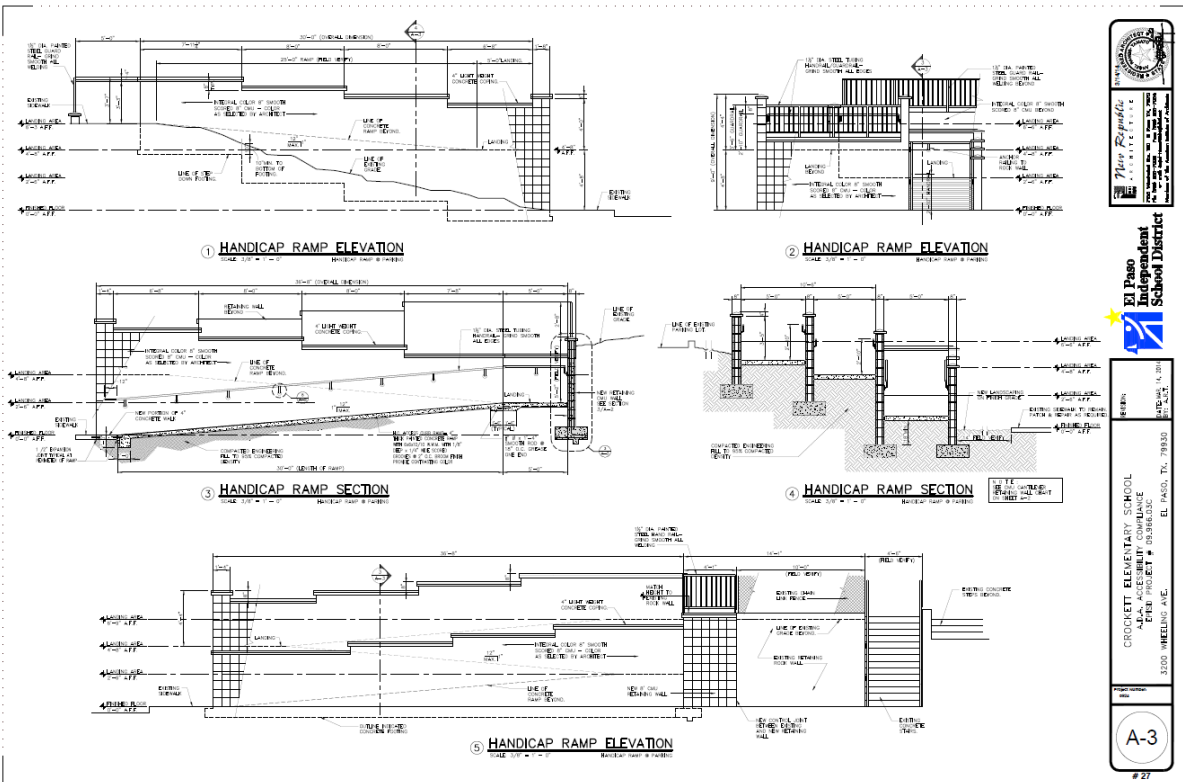
The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- New construction will not destroy historic materials, features, and spatial relationships that characterize the property.
- The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.
- New construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The modifications are that the chain link fence be removed and replaced with dark metal picket fencing; that the cement covered rock wall at the main façade be replaced with a new stucco wall; and that the ramp at the interior courtyard be eliminated because access to the wing has been provided by virtue of an existing ramp.

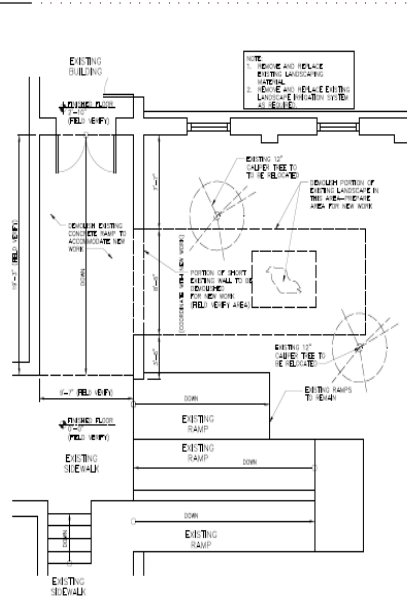
## AERIAL MAP



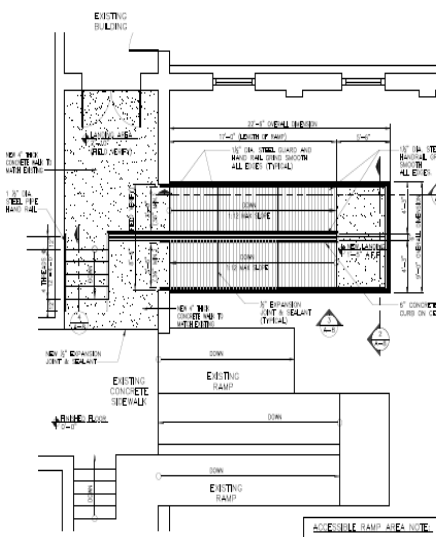
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# PLANS, SECTIONS, AND ELEVATIONS FOR COURTYARD RAMP



1 ENLARGED DEMOLITION FLOOR PLAN  
SCALE: 1/8" = 1'-0"



2 ENLARGED IMPROVEMENT FLOOR PLAN  
SCALE: 1/8" = 1'-0"

1. REMOVE AND REPAIR EXISTING WALLS AT EXISTING RAMP TO MEET ADA AND AESTHETIC REQUIREMENTS.
2. REMOVE AND REPAIR EXISTING WALLS AT EXISTING RAMP TO MEET ADA AND AESTHETIC REQUIREMENTS.
3. REMOVE AND REPAIR EXISTING WALLS AT EXISTING RAMP TO MEET ADA AND AESTHETIC REQUIREMENTS.
4. REMOVE AND REPAIR EXISTING WALLS AT EXISTING RAMP TO MEET ADA AND AESTHETIC REQUIREMENTS.
5. REMOVE AND REPAIR EXISTING WALLS AT EXISTING RAMP TO MEET ADA AND AESTHETIC REQUIREMENTS.
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7. REMOVE AND REPAIR EXISTING WALLS AT EXISTING RAMP TO MEET ADA AND AESTHETIC REQUIREMENTS.
8. REMOVE AND REPAIR EXISTING WALLS AT EXISTING RAMP TO MEET ADA AND AESTHETIC REQUIREMENTS.
9. REMOVE AND REPAIR EXISTING WALLS AT EXISTING RAMP TO MEET ADA AND AESTHETIC REQUIREMENTS.
10. REMOVE AND REPAIR EXISTING WALLS AT EXISTING RAMP TO MEET ADA AND AESTHETIC REQUIREMENTS.

WALL TYPE LEGEND	
---	EXISTING EXTERIOR WALL TYPE
---	EXISTING INTERIOR WALL TYPE
---	EXISTING EXTERIOR WALL TYPE
---	EXISTING INTERIOR WALL TYPE
---	EXISTING EXTERIOR WALL TYPE
---	EXISTING INTERIOR WALL TYPE
---	EXISTING EXTERIOR WALL TYPE
---	EXISTING INTERIOR WALL TYPE

**GENERAL NOTES:**

- ALL EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL CODE (IMC).
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**DEMOLITION GENERAL NOTES:**

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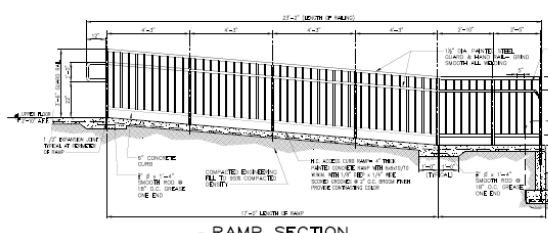
**El Paso Independent School District**

3300 WHEELING AVE.  
EL PASO, TX 79930

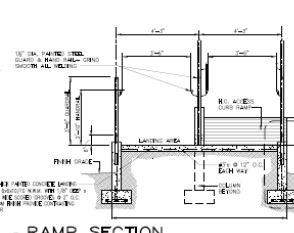
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BY: [Signature]

PROJECT # 05-08-0000

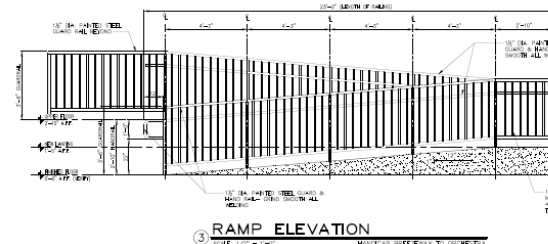
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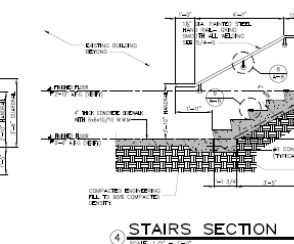
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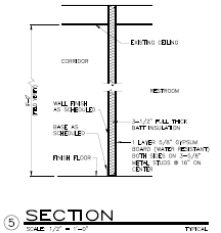
2 RAMP SECTION  
SCALE: 1/8" = 1'-0"



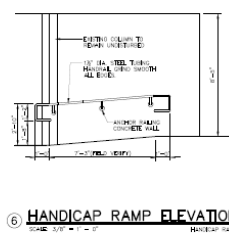
3 RAMP ELEVATION  
SCALE: 1/8" = 1'-0"



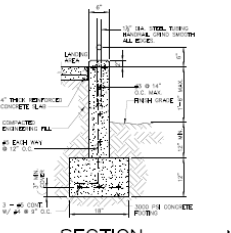
4 STAIRS SECTION  
SCALE: 1/8" = 1'-0"



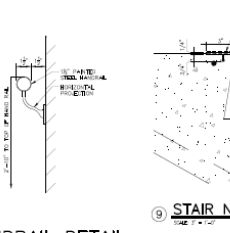
5 SECTION  
SCALE: 1/8" = 1'-0"



6 HANDICAP RAMP ELEVATION  
SCALE: 1/8" = 1'-0"



7 SECTION  
SCALE: 1/8" = 1'-0"



8 HANDRAIL DETAIL  
SCALE: 1/8" = 1'-0"



9 STAIR NOSING DETAIL  
SCALE: 1/8" = 1'-0"

**El Paso Independent School District**

3300 WHEELING AVE.  
EL PASO, TX 79930

DATE: 10/14/2014  
BY: [Signature]

PROJECT # 05-08-0000

PROJECT NAME: CROCKETT ELEMENTARY SCHOOL

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